

**TRANSFER
TAX
PAID**

Received Kennebec SS.
05/26/2009 8:52AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

57-103

**DEED OF SALE BY
PERSONAL REPRESENTATIVE**

THAT, **Ann B. Gagnon** of Glastonbury, County of Hartford and State of Connecticut, duly appointed and acting personal representative of the **ESTATE OF MILDRED E. BAXTER**, deceased, testate, as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real estate described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Scott D. Monroe and Christina L. Monroe** as joint tenants, the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

2

A certain lot or parcel of land situated in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:


Beginning at a stone monument on the east side of Main Street, said point also being the southwesterly corner of land formerly of William Wood and now or formerly of Kellenberger; thence in a southeasterly along the southerly line of Kellenberger and the southerly line of land now or formerly of Campbell, Winters, Armstrong and Bacon lots three hundred fifty-five (355) feet, more or less; (this point is the most easterly corner of the land described in 1179, 469 and the northeasterly corner of land described in 1329, 156) thence in a southerly direction one hundred thirty-two (132) feet, more or less, to an iron pin; thence westerly two hundred four (204) feet, more or less, to an iron pin marking the southeasterly corner of land conveyed by Russell Jones to George Phillips on May 22, 1884 and recorded in said Registry in Book 356, Page 514; thence northerly along land formerly of Russell Jones seventy (70) feet, more or less, to an iron pin; thence westerly along said land formerly of Russell Jones (said land later owned by Mulholland) a distance of 1.73 feet to an iron pin marking the southeast corner of land conveyed by Mildred Baxter to Leone Donovan as described in a deed recorded in said Registry in Book 2892, Page 1; thence N 10° 51' 56" W along land now or formerly of Leone Donovan a distance of Eighty and two hundredths (80.02) feet to an iron pin; thence S 79° 30' 10" W along land now or formerly of Leone Donovan a distance of one hundred twenty-four and twenty-eight hundredths (124.28) feet to an iron pin set on the easterly sideline of Main Street; thence in a northerly direction along the easterly sideline of Main Street to the point and place of beginning.

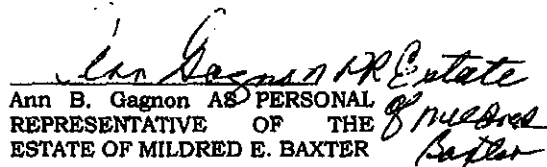
Meaning and intending to convey the property described in a deed from William P. Niehoff to Charles F. Baxter and Mildred Baxter as joint tenants recorded in Book 1179, Page 469 (Mildred Baxter being the surviving joint tenant), and a deed from Charles F. Baxter to Mildred E. Baxter recorded in Book 1329, Page 156, with the exception of the parcel that was conveyed to Leone Donovan, recorded in Book 2892, Page 1, as referenced above. The above description is based upon these deeds with calls taken from each of them but also treating Main Street as running in a generally north south direction unless a specific

bearing is noted. Reference is also made to a Probate Abstract for the Estate of Mildred E. Baxter recorded in said Registry in Book 10042, Page 94.

WITNESS, my hand and seal this 20 day of May, 2009.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

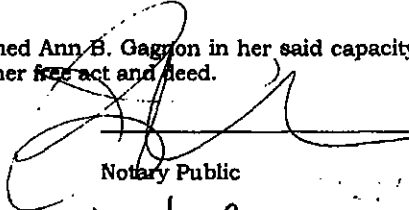

WITNESS Janet D. Comeau


Ann B. Gagnon AS PERSONAL
REPRESENTATIVE OF THE
ESTATE OF MILDRED E. BAXTER

STATE OF CONNECTICUT
HARTFORD, ss Glastonbury

May 20, 2009

Then personal appeared the above named Ann B. Gagnon in her said capacity and acknowledged the foregoing instrument to be her free act and deed.


Notary Public
Janet Comeau

